

# 2005 GOVERNOR'S HOUSING CONFERENCE AGENDA



**WEDNESDAY, SEPTEMBER 14, 2005**

## **REGISTRATION**

Noon – 6:00 p.m.  
North Entry Area

## **AFFILIATE MEETINGS**

10:00 a.m. - Noon

In response to requests from participants at previous conferences, rooms have been reserved to allow organizations and individuals to meet prior to this year's conference. So come early and learn what is happening in the following organizations working to expand housing opportunities for all Virginians.

VIACH Homeless Service Providers Appalachian Transportation and Housing Alliance – Crystal D

## **CYBER CAFÉ – NEW!!**

For conference participants looking to plug in and get wired, the Governor's Housing Conference is pleased to offer the first ever Conference Cyber Café. Here you can get online, check email, and check in with things back in the office.

Location: Crystal Court

Wednesday - 1:00 p.m.- 6:00 p.m.

Thursday - 7:30 a.m. - 6:00 p.m.

Friday - 7:30 a.m. -10:00 a.m.

## **PRE-CONFERENCE WORKSHOPS**

1:30 p.m. - 5:00 p.m.

### Workshop #1

#### **Ask HUD**

Room: Appalachian

The goal of "Ask HUD" is to de-mystify HUD's programs, so that more Virginia organizations and local governments will apply to participate in HUD's programs, thus bringing more resources to Virginia's people and communities. Included will be a question and answer session during which HUD Richmond's Field Office Director and Senior Staff from Single Family, Multi-Family, Community Planning and Development and Public Housing program areas will explain the nuts and bolts of how each HUD program works and how these programs can benefit Virginia's communities.

**Moderator:** *William Miles*, Director of Virginia Office, U.S. Department of Housing and Urban Development (HUD)

#### **Presenters:**

*Virginia Holman*, Team Leader, Single Family Housing, HUD

*Charles Famuliner*, Director, Multi-Family Housing, HUD

*Robert Jennings*, Director, Public and Indian Housing, HUD

*Ronnie Legette*, Director, Community Planning and Development, HUD

*Ruth Ann Winston*, Equal Opportunity Director, HUD

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*Todd Copeland*, President, R.S.T. Development, LLC

*Karen Reisfsberger*, Deputy Executive Director, Piedmont Housing Alliance

*Gerald Fischer*, Deputy Director of Community Planning, City of Danville

*Josh Gemerek*, Bay Aging, Inc.,

*John Baker*, Executive Director, Roanoke Redevelopment and Housing Authority

## Workshop #2

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### **Green Design Studio: A Hands-on and Whole Systems Approach to Designing High Performance, Healthy, and Resource Efficient Residential Buildings**

Room: Wilson

This workshop will take participants through the critical design steps involved in designing and planning for the construction of high performance, healthy, and resource-efficient housing. Issues of site selection and protection, water management and conservation, and strategies to minimize overall impact will also be covered. Material selection, HVAC and equipment selection, passive and active solar design issues, reduction of construction waste, and building maintenance will be included. Insulation, windows, exhaust fans, paints, windows and flooring will also be covered.

This interactive workshop will include an opportunity for participants to engage in their own mock green building project using newly learned principles of green building.

The class will be limited to 25 to permit maximum instructor-student interaction.

#### **Instructors:**

*Colin M. Arnold*, Director, Community Design Studio, LLC and staff architect for Community Housing Partners Corporation

*Katie Swenson*, Director, Charlottesville Community Design Center

*Joshua Galloway*, Rose Fellow, Better Housing Coalition

## Workshop #3

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### **Understanding the Bankruptcy Law Changes**

Room: Shenandoah

Statistics have shown that many low-and moderate-income families file for bankruptcy when faced with a bad financial situation. Workshop participants will gain valuable knowledge of the bankruptcy law. The presentation will center on how the new bankruptcy law impacts low-and moderate-income families. Topics will range from the "means test", changes related to homeownership, as well as how and when the new laws will be implemented.

Virginia Certified Housing Counselors attending this workshop can earn three CEUs toward their re-certification as a Housing Counselor.

#### **Presenters:** Boleman Law Firm Associates

*G. Russell "Rusty" Boleman, III*, Esquire

*Alison J. Scott*, Esquire

*Deanna H. Hathway*, Esquire

*John R. Bollinger*, Esquire

*James M. Flaherty*, Esquire

## Workshop #4

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### **Achieving Sustainability by Developing Capacity**

Room: Crystal A-C

DHCD's Office of Community Capacity Building (OCCB) will facilitate a workshop with Community Development Corporations (CDCs) on developing capacity to achieve sustainability. Workshop participants will receive an organizational assessment to gauge their organization's strengths and challenges. This will be an interactive workshop with facilitated discussions on CDC's organizational challenges; technical assistance on challenges; and an opportunity for organizations to network and learn from each other. The target market for this workshop is organizations struggling to accomplish objectives and/or CDCs that want to become more effective and efficient in delivering their program services. Participants will leave the workshop with enhanced knowl-

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edge and resources that can contribute to the sustainability of their organization.

## **Presenters:**

OCCB, Virginia Department of Housing and Community Development

*Desi L. Wynter*, Community Planner\

*Winfred Brown*, Community Planner

OCCB, Virginia Department of Housing and Community Development

*Cristi Lawton*, Community Planner

OCCB, Virginia Department of Housing and Community Development

*Ramona Chapman*, Community Planner

OCCB, Virginia Department of Housing and Community Development

## Workshop #5

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### **Implementing Outcome Measures for HUD Programs**

Room: Crystal D

This session will cover the history, importance and current status of HUD's new performance measures for the HOME, CDBG, Emergency Shelter, and HOPWA grant programs, the process used to develop the proposed performance measures, and the plans for implementation, including final measures, training, and changes to the Consolidated Plan and IDIS. Officials from the Department of Housing and Community Development will provide insights as to how the measures will be implemented in Virginia.

**Moderator:** *Kathy Aebischer*, Manager of Housing and Homeless Assistance Programs, Virginia Department of Housing and Community Development

## **Presenters:**

*Steve Johnson*, Director, State and Small Cities Division, U.S. Department of Housing and Urban Development

*Nikki Nicholau*, Deputy Director for Housing, Virginia Department of Housing and Community Development

*Todd Christensen*, Associate Director for Community Development, Virginia Department of

Housing and Community Development

## Workshop #6

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### **Designing Virginia's Future: Fair Housing in the Commonwealth**

Room: Pocahontas B

This workshop will inform participants about the types of transactions and protected classes covered by the Virginia Fair Housing Law. A staff member of the Center for Universal Design at North Carolina State University will walk participants through the seven Principles of Universal Design. In addition, a representative from the Home Builders Association of Virginia will discuss their partnership with the Virginia Fair Housing Office and how they are working with builders to ensure they meet the accessibility requirements of the Fair Housing Law. Included will be a question and answer session during which presenters will explain what the Fair Housing Office does, what happens during an investigation, and Universal Design solutions and marketing strategies.

## **Presenters:**

*Mally Dryden-Mason*, Consumer Education Coordinator, Department of Professional & Occupational Regulation

*Lizbeth T. Hayes*, Fair Housing Director, Department of Professional & Occupational Regulation

*Rex J. Pace*, B.E.D.A., Center for Universal Design, North Carolina State University

*Michael Toalson*, Executive Vice-President, Home Builders Association of Virginia

## **OPENING RECEPTION**

6:00 p.m. – 8:00 p.m.

Exhibit Hall

The Governor's Housing Conference opening reception is an opportunity to meet other housing advocates and get acquainted in a relaxed atmosphere featuring a cash bar, hors d'oeuvres and some of the Star City's best local entertainment. Door prize drawings will take place at 7:30 p.m. Plan on beginning the Commonwealth's premier housing event with this evening of networking fun. Tickets for non-conference attendees will be available at registration.

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**THURSDAY, SEPTEMBER 15, 2005**

## REGISTRATION

7:30 a.m. – 6:00 p.m.  
North Entry Area

## CONTINENTAL BREAKFAST

7:30 a.m. – 8:30 a.m.  
Roanoke Ballroom

## EXHIBIT HALL TIMES

7:30 a.m. – 10:30 a.m.  
Noon – 3:00 p.m.  
6:00 p.m. – 8:00 p.m.

## OPENING PLENARY

8:45 a.m. – 10:00 a.m.  
Roanoke Ballroom

### Introduction of Conference Chairman

*Bill Shelton*, Director, Virginia Department of  
Housing and Community Development

### Conference Welcome

*The Honorable Michael J. Schewel*, Secretary of  
Commerce and Trade  
Honorary Conference Chairman

### Welcome to Roanoke

*Darlene Burcham*, City Manager of Roanoke

### Introduction of Plenary Speaker

*The Honorable Michael J. Schewel*

### Plenary Address

*Mr. John Taylor*, President and CEO  
National Community Reinvestment Coalition

### Closing Remarks

*The Honorable Michael J. Schewel*

## REFRESHMENT BREAK

10:00 a.m. – 10:30 a.m.  
Roanoke Ballroom Pre-function area

## CONCURRENT SESSIONS

10:30 a.m. – Noon

### Session 1A

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#### **A Tour of “Southeast... By Design” A Project of the City of Roanoke’s Neighborhood Revitalization Initiative**

*(Tour is limited to 50 participants. Those wishing to take part in the tour must sign up at the Conference registration desk. Meet in the North Entry area lobby at 10:15 a.m.)*

Join us for a tour through Roanoke’s revitalized Southeast neighborhood. This pilot project focused federal CDBG and HOME funds as well as other city resources in a single area to provide better neighborhood planning, services, traffic-calming, incentives for business/commercial rehabilitation and housing. Sixteen city departments and a myriad of neighborhood organizations, lenders, and housing developers worked together to achieve a greater and faster impact and create stability in the community. On this tour we will see the visible improvements made by this comprehensive effort.

### Session 2A

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#### **C2C Home: Revolutionizing Housing towards Sustainability**

Room: Washington Lecture

Launched in April 2004, the C2C Home Competition has attracted an unprecedented amount of interest from the international design community to look at creating economically viable, environmentally sound, and contextually appropriate architectural solutions to Roanoke’s housing challenges. While seeking design solutions for affordable residential projects that respect the fabric of Roanoke’s existing neighborhoods, C2C Home has tied that vision to a request that designs submitted also present forward thinking concepts of environmentally sustainable strategies. Strategies include dramatic increases in energy efficiency to reduce utility expenses for city residents and the requisite consumption of energy resources. Additional priorities include an effective use of natural resources and an attempt to engage industry to



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provide materials that move deliberately toward the Cradle-to-Cradle protocol. Completion of the construction phase is anticipated to occur during the spring of 2006.

**Moderator:** *Emory Rodgers*, Deputy Director, Building and Fire Regulations, Department of Housing and Community Development

**Presenter:**

*Gregg Lewis*, President, C2C Home

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## Session 3A

### **Housing Models for Ex-Offenders**

Room: Appalachian

Meeting the housing needs of ex-offenders is one of the major challenges in the effort to end homelessness in Virginia. In some communities, ex-offenders have been found to comprise over 50 percent of the chronically homeless. Landlords and even transitional housing programs will not offer housing to ex-offenders. Coupled with mental health and substance abuse issues, housing options are extremely limited. This session will explore programs that have been successful in meeting the housing hopes of transitioning ex-offenders.

**Moderator:** *Kathy Aebischer*, Manager, Housing and Homeless Assistance, Department of Housing and Community Development

**Presenters:**

*Brenda Robbins*, Housing Director, ValueOptions  
*Jennie Amison*, Executive Director, Gemeinschaft House

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## Session 4A

### **Cutting Edge Financing: Transit Oriented Developments, Ground Leases... Financed with FHA Insured Mortgages**

Room: Crystal A-C

Transit agencies are actively disposing of their excess land. Developers are attracted to these urban sites because of their location, location, location. Most of the recent dispositions have

been in the form of complex ground leases. This presentation will explore the challenges overcome to providing a 40-year FHA insured loan on a 99-year ground leased site. Transit oriented sites are HOT! Come hear this case study on how the deal was done.

**Moderator:** *Art Bowen*, Managing Director of Finance and Administration, Virginia Housing Development Authority

**Presenters:**

*Margaret Allen*, President and CEO/Owner, AGM Financial Services, Inc.

*Thomas Farasy*, President and CFO, MCF Investment Company, LLC

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## Session 5A

### **A Community Approach to Workforce and Affordable Housing**

Room: Crystal D

A joint presentation by the City of Virginia Beach and its partners in the housing industry, non-profits and the religious community regarding its 16-month community effort to identify and implement methods to increase workforce and affordable housing in the city. Panelists will discuss the relevant housing needs assessment, the community participation process, and address various issues such as land use, financing, and public dialogue and communication. The workshop will present an inclusionary and comprehensive approach to increasing affordable housing in the state's most populous city. This should be of interest to all communities interested in affordable housing.

**Moderator:** *Andrew Friedman*, Director, City of Virginia Beach, Department of Housing

**Presenters:**

*Steve Lawson*, President, The Lawson Companies

*Mary Kay Horoszewski*, Executive Director, Virginia Beach Community Development Corporation

*Tim McCarthy*, Empower Hampton Roads, Inc.

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## Session 6A

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### **Getting to the Bottom of Partnering**

Room: Pocahontas

Have you been blocked in getting a project off the ground because the players can't agree on goals? Have you been slowed by lack of clarity or responsibility? Have you lost valuable time, energy and money? This interactive session will explore the strengths and pitfalls of effective community partnering. The session will focus on key teaming principals -- trust, healthy conflict, commitment, accountability and delivering results. In addition, participants will learn context, goal alignment, benchmarking and feedback mechanisms that can be practically applied in their projects. Affordable housing providers are facing new kinds of relationships and expectations of success by aligning at the community level, with funding agencies and with other sectors. Having command of effective communication and tracking tools will make a critical difference in our success.

**Moderator:** *Mitzi Lee*, Manager, Housing Finance Unit, Department of Housing and Community Development

**Presenter:**

*Becky Clay Christensen*, Principal, The Clay Christensen Group

## Session 7A

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### **True Affordability through Financing and Design**

Room: Shenandoah

In order for housing to be truly affordable, it must be affordable to live in as well as to buy. Learn about a unique program in North Carolina through which over 700 homes have already been built to standards dealing with both sides of the equation. The goal is to reduce resident energy costs by at least 30 percent, while improving health and safety, comfort, building durability, and environmental impact. The focus is on practical, off-the-shelf measures, contractor training, and construction-site quality control. Energy bills are actually guaranteed, and a federally-funded study

is currently underway to see if some of the health impacts on childhood asthma can be quantified.

**Moderator:** *John McCann*, Board Member, Virginia Housing Development Authority

**Presenters:**

*Arnie Katz*, Senior Building Science Consultant, Advanced Energy

*Bill Bunting*, Housing Production Officer, Strategic Investment Group, North Carolina Housing Finance Agency

## VIRGINIA HOUSING AWARDS LUNCHEON

12:30 p.m. – 2:00 p.m.

Roanoke Ballroom

### **REFRESHMENT BREAK**

2:00 p.m. – 2:30 p.m.

Roanoke Ballroom Pre-function area

### **CONCURRENT SESSIONS**

2:30 p.m. – 4:30 p.m.

## Session 1B

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### **A Tour of "Southeast... By Design"**

#### **A Project of the City of Roanoke's Neighborhood Revitalization Initiative**

*(Tour is limited to 50 participants. Those wishing to take part in the tour must sign up at the Conference registration desk. Meet in the North Entry lobby at 2:15 p.m.)*

Join us for a tour through Roanoke's revitalized Southeast neighborhood. This pilot project focused federal CDBG and HOME funds as well as other city resources in a single area to provide better neighborhood planning, services, traffic-calming, incentives for business/commercial rehabilitation and housing. Sixteen city departments and a myriad of neighborhood organizations, lenders, and housing developers worked together to achieve a greater and faster impact and create stability in the community. On

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this tour we will see the visible improvements made by this comprehensive effort.

## Session 2B

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### **Innovative Green Building Applications and Products**

Room: Washington Lecture

Housing organizations are increasingly interested in how to complete their projects in ways that are less harmful to the surrounding environment. This workshop will showcase how Green Building can be incorporated into existing projects and how to work with architects, engineers, and other segments of the building community to work collaboratively to accomplish this. Various environmentally preferable building techniques and practices will be discussed.

**Moderator:** *Karl Bren*, President, Green Visions

**Presenters:**

*Charles B. Bowles*, Consultant Energy Consortium

*Gregg Lewis*, President, SmithLewis Architecture

## Session 3B

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### **Leveraging Social Services Programs to Serve the Homeless**

Room: Appalachian

The workshop will highlight an array of services offered by the Division of Benefit Programs at the Virginia Department of Social Services, to include TANF, Food Stamps, Medicaid, and FAMIS (Family Access to Medical Insurance Security Plan). This workshop will focus on strategies to assist the homeless and those individuals with multiple barriers. Resources will be provided on eligibility requirements and how to apply for benefits and services.

**Moderator:** *Duke Storen*, Director of Benefit Programs, Department of Social Services

**Presenters:**

*Catherine Pemberton*, Food Stamp Policy Specialist, Virginia Department of Social Services  
*Linda Dressler*, TANF Specialist, Virginia

Department of Social Services

*Diane Drummond*, Program Consultant, Medical Assistance Unit, Virginia Department of Social Services

## Session 4B

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### **Multifamily Finance Outlook - Urban and Rural Perspectives**

Room: Crystal A-C

This session will cover the most recent product information in financing tools for the production and preservation of affordable, multifamily rental housing. Presentations will cover private and public sources. Participants will gain knowledge of financing resources to develop and preserve affordable rental housing stock.

**Moderator:** *Michael J. Scheurer*, Senior Deputy Director for the Fannie Mae Northern Virginia Partnership Office

**Presenters:**

*Christopher Hilbert*, Senior Housing Initiatives Officer, Virginia Housing Development Authority  
*Jeffery R. Stern*, President and CEO, Enterprise Mortgage Investments

*Philip H. Stetson*, Virginia Acting State Director, U. S. Department of Agriculture, Rural Development

*Michael Bodaken*, President, National Housing Trust

## Session 5B

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### **Aging in Place: Making a House a Home for a Lifetime**

Room: Crystal D

This workshop will address the needs of consumers who want to make their house a home for a lifetime – regardless of age or functional abilities. Presenters will cover the unique needs of older people and people with physical challenges; home modifications that can help people continue living independently in their homes longer; common remodeling projects; and solutions to common barriers. They will discuss strategies and techniques for designing and building aesthetically pleasing, barrier-free

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living environments along with the codes and standards, product ideas and resources needed to provide comprehensive and practical aging-in-place solutions.

**Moderator:** *Curtis McIver*, State Building Code Administrator, Virginia Department of Housing and Community Development

**Presenters:**

*Joann E. Willis*, Rehabilitation Engineer, Accessibility Solutions

*William Hess*, Service Coordinator, Clinch Independent Living Services, Inc.

*Arva Priola*, Outreach Coordinator for Deaf and Hard of Hearing, disAbility Resource Center

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## Session 6B

### Basics of Grant Applications and E-Grants

Room: Pocahontas

This presentation provides information on application submission requirements, packaging, and e-grants. General factors for award for a broad range of funding applications, both HUD and non-HUD will be covered. Of particular emphasis will be the development of documentation for needs statements, outcomes and leveraging. Included in this workshop will be a visual example of "Storyboarding," an application development technique. Community and faith-based organizations involved with the development of affordable housing face an increasingly competitive field when it comes to submitting funding applications. This workshop will enhance the capacity of organizations to submit professional, competitive applications.

**Moderator:** *Anthony Scott*, Associate Director, Office of Community Capacity Building, Virginia Department of Housing and Community Development

**Presenter:**

*Anne Davis*, FBCI Liaison/Operations Specialist, US Department of HUD, Richmond Field Office

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## Session 7B

### Homeownership: Tools for Planning and Incentives

Room: Shenandoah

Join this session to hear about the tools to use in planning for homeownership. The Earned Income Tax Credit (EITC) coupled with Individual Development Accounts and HOME Down Payment Assistance Programs can be important steps to homeownership. The presenters will provide an overview of the mechanics of each of these tools and how they can be combined to achieve goals of homeownership. The presentation will provide participants with an EITC toolkit and links to free tax preparation services to preserve the value of the tax credit.

**Moderator:** *Mitzi Lee*, Manager of Housing Finance Unit, Department of Housing and Community Development

**Presenters:**

*Carolyn Spohrer*, EITC Project Manager, Virginia Community Action Partnership

*Loren Johnson*, Senior Tax Specialist Internal Revenue Service

*Sabrina Blackett*, Community Development Division, Virginia Department of Housing and Community Development

## CONFERENCE RECEPTION

6:00 p.m. – 8:00 p.m.

Center in the Square, Downtown Roanoke

This networking reception provides a stimulating culmination to Thursday's information-packed conference activities. Center in the Square, the site of this event, is a highlight of Roanoke's revitalized downtown area. This intriguing facility is within walking distance from the Hotel Roanoke and a shuttle service will also be available. Alegria, a gypsy jazz trio with a Latin influence, will provide live music to go along with food and a cash bar for the perfect ending to an invigorating day. Tickets for non-conference attendees can be purchased at registration.



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**FRIDAY, SEPTEMBER 16, 2005**

## REGISTRATION

7:30 a.m. – 10:00 a.m.  
North Entry Area

## EXHIBIT HALL TIMES

7:30 a.m. – 8:30 a.m.

## CONTINENTAL BREAKFAST

7:30 a.m. – 8:30 a.m.  
Roanoke Ballroom

## OPTIONAL BREAKFAST ROUNDTABLE DISCUSSIONS

7:15 a.m. to 8:15 a.m.  
Roanoke Ballroom

To house the hopes of every generation, it is important that communities come together to synergize their respective talents and resources toward a common goal. During breakfast, designated tables will allow housing and service providers to meet and learn more about what each is doing to meet regional housing needs. Tables will be designated by planning district number.

## CONCURRENT SESSIONS

8:30 a.m. - 10:00 a.m.

### Session 1C

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#### Green Building Funding Initiatives

Room: Washington Lecture

There are several green building funding initiatives going on in the country. The Enterprise Green Communities Initiative has \$550 million in equity, low interest loans and grants. This session will familiarize non-profit housing providers with this organization and opportunities for potential sources of funds as a great way to help pay for additional planning or development costs that may arise. The workshop will also showcase how one housing development organization is incorporating green building concepts into its existing funding instruments.

**Moderator:** *Floris Weston*, Manager, Housing Preservation, Department of Housing and Community Development

**Presenters:**

*Dana Bourland*, AICP, LEED AP, Senior Program Director, The Enterprise Foundation

*Chris Sterling*, Program Development Officer, Virginia Community Development Corporation

### Session 2C

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#### From Homelessness to Homeownership

Room: Appalachian

This workshop will focus on two highly successful programs that are moving homeless families from shelters to housing and homeownership. Vint Hill Transitional Housing's program requires participants to pursue a curriculum of personal fiscal management and self-development with two outcome goals: households will be debt-free and have an adequate down payment for a home. HomeBuy5 received the 1994 Governor's Housing Achievement Award.

**Moderator:** *Kathy Aebischer*, Manager, Housing and Homeless Assistance, Virginia Department of Housing and Community Development

**Presenters:**

*Melissa German*, Program Manager, Vint Hill Transitional Housing Program

Fauquier Family Shelter Services, Inc.

*Salathia Johnson*, Program Coordinator, Virginia Supportive Housing

### Session 3C

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#### Affordable Housing Financing Initiatives

Room: Crystal A-C

The financing for affordable housing is an on-going challenge. Montgomery County, Maryland has two initiatives that address the challenge. Legislative action has created the Moderately Priced Dwelling Units program and a Housing Initiatives Fund. On the national level, Congress is considering major regulatory reforms for the

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Government Sponsored Enterprises, Fannie Mae, Freddie Mac, and the Federal Home Loan Bank, that will include a requirement that Fannie and Freddie put five percent of after tax profits in a new Affordable Housing Fund to provide capital grants for production and preservation of housing for the lowest income families.

**Moderator:** *Nikki Nicholau*, Deputy Director for Housing, Virginia Department of Housing and Community Development

**Presenters:**

*Elizabeth Davison*, Director, Montgomery County Department of Housing and Community Affairs  
*Sheila Crowley*, President, National Low Income Housing Coalition

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## Session 4C

### Development and Applications of Housing Market Analysis

Room: Crystal D

The session will review housing market and needs assessments as developed by the Center for Housing Research for the cities of Chesapeake and Virginia Beach and for Community Housing Partners Corporation (assessing low-income, first-time buyer demand in the Hampton Roads area). The approach is applicable to any locality, region or state assessment.

**Moderator:** *Willie Fobbs*, Associate Director, Division of Housing, Virginia Department of Housing and Community Development

**Presenters:**

*Theodore "Ted" Koebel*, Director, Center for Housing Research, Virginia Tech  
*Andrew Friedman*, Director, Virginia Beach Department of Housing  
*Glenn Goetsch*, Vice President of Homeownership, Community Housing Partners  
*Ron Jackson*, Deputy Executive Director, Chesapeake Redevelopment and Housing Authority

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## Session 5C

### Building Sustainable Communities through Civic Engagement

Room: Pocahontas

This session will assist community leaders in the development of strategies while partnering with funders, regulatory and government agencies and residents to promote a vibrant and sustainable community; facilitate the development, growth and active engagement of community residents and stakeholders; and foster consensus-building partnerships.

**Moderator:** *Muriel Garr*, Vice President and Regional Community Development Manager, SunTrust Bank

**Presenters:**

*Reverend James Dickerson*, Chairman, MANNA, Inc.  
*Robert Pohlman*, Executive Director, Coalition for Nonprofit Housing and Economic Development  
*Toni Ostrowski*, Housing Virginia, Virginia Housing Development Authority

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## Session 6C

### Homeownership Development Toolbox - A Model for Mixed Income Homeownership Development

Room: Shenandoah

Mixed-income homeownership development can play a vital role in the revitalization of neighborhoods in older cities and towns. How can you build a great home at a great price on a scale that sends a message of value to buyers who have choices in their home purchase decisions? The presentation will present the details of the process of developing and implementing the Jefferson Square Neighborhood Revitalization Plan as well as the larger policy implications of the lessons learned from the experience. The Jefferson Square Neighborhood Revitalization Plan is a 93-unit mixed-income urban homeownership project that was created to respond to the concerns of a community in distress in South Philadelphia. The presentation

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will include "how-to" handouts about mixed-income homeownership development.

**Moderator:** *Shea Hollifield*, Deputy Director for Community Development, Virginia Department of Housing and Community Development

**Presenter:**  
*Jeremey Newberg*, President, Capital Access

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## REFRESHMENT BREAK

10:00 a.m. to 10:30 a.m.

Roanoke Ballroom Pre-function area

## CLOSING PLENARY

### Commonwealth Housing

#### Policy Updates

10:30 a.m. – Noon

Roanoke Ballroom

Hear first hand from Virginia's policy experts about the state's approach to answer the challenge of affordable housing. The panel will discuss new initiatives, program success stories, and the future direction for housing in Virginia.

**Convener:**

*Nikki Nicholau*, Deputy Director for Housing, Department of Housing and Community Development

**Presenters:**

*Bill Shelton*, Director, Department of Housing and Community Development

*Susan Dewey*, Executive Director, Virginia Housing Development Authority

*Amigo Wade*, Esquire, Senior Attorney, Virginia Division of Legislative Services and Staff for the Virginia Housing Commission

*Thanks to Mike Tripp/News Leader for Photography*

## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.